



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: May 10, 2023

Deed of Trust:

Date: June 12, 2019
Grantor: JULIO NARVAEZ
Beneficiary: ROBERTO GOMEZ PEREZ
Trustee: HAYDEN C. OLSON

County Where Property Is Located: Lubbock County, Texas

Substitute Trustee: ASHLY HART and/or RYAN J. BIGBEE and/or CASSY McGINNIS
and/or TAMMY MATHIS and/or NICOLE PEREZ

Substitute Trustee's Mailing Address (including County):

P.O. Box 53068
Lubbock, Lubbock County, Texas, 79423

Recording Information: Deed of Trust recorded as Instrument No. 2019022268, in the
Official Public Records of Lubbock County, Texas.

Property: LOT SIX (6), BLOCK SEVEN (7), HEIM SUBDIVISION OF
BLOCK 7, McCrummen Addition to the City of Lubbock, Lubbock
County, Texas, according to the Map, Plat and/or Dedication Deed
thereof recorded in Volume 122, Page 242 of the Deed Records of
Lubbock County, Texas.

Note:

Date: June 12, 2019
Amount: \$32,000.00
Debtor: Julio Narvaez
Holder: Roberto Gomez Perez; 1916 36th St, Lubbock, Lubbock County, Texas
79412

Date of Sale of Property (First Tuesday of the Month): Tuesday, June 6, 2023

Earliest Time of Sale of Property (Between 10:00 a.m. and 4:00 p.m.): 10:00 o'clock, a.m.

Place of Sale of Property:

At the place designated by the Lubbock County Commissioner's Court, and if no area is designated, the sale will be held at the main entrance of the Courthouse in Lubbock, Lubbock County, Texas.

The Deed of Trust may encumber both real and personal property. Notice is hereby given of Holder's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Holder's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code.

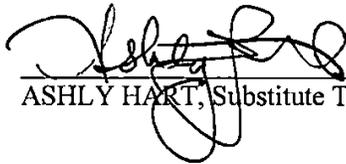
Because of default in performance of the obligations of the deed of trust, the above-named person as Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

This notice is an attempt to collect a debt, and any information obtained will be used for that purpose.

Executed this 10th day of May, 2023.



ASHLY HART, Substitute Trustee

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/11/2023 09:08 AM
FEE: \$3.00
2023017120